



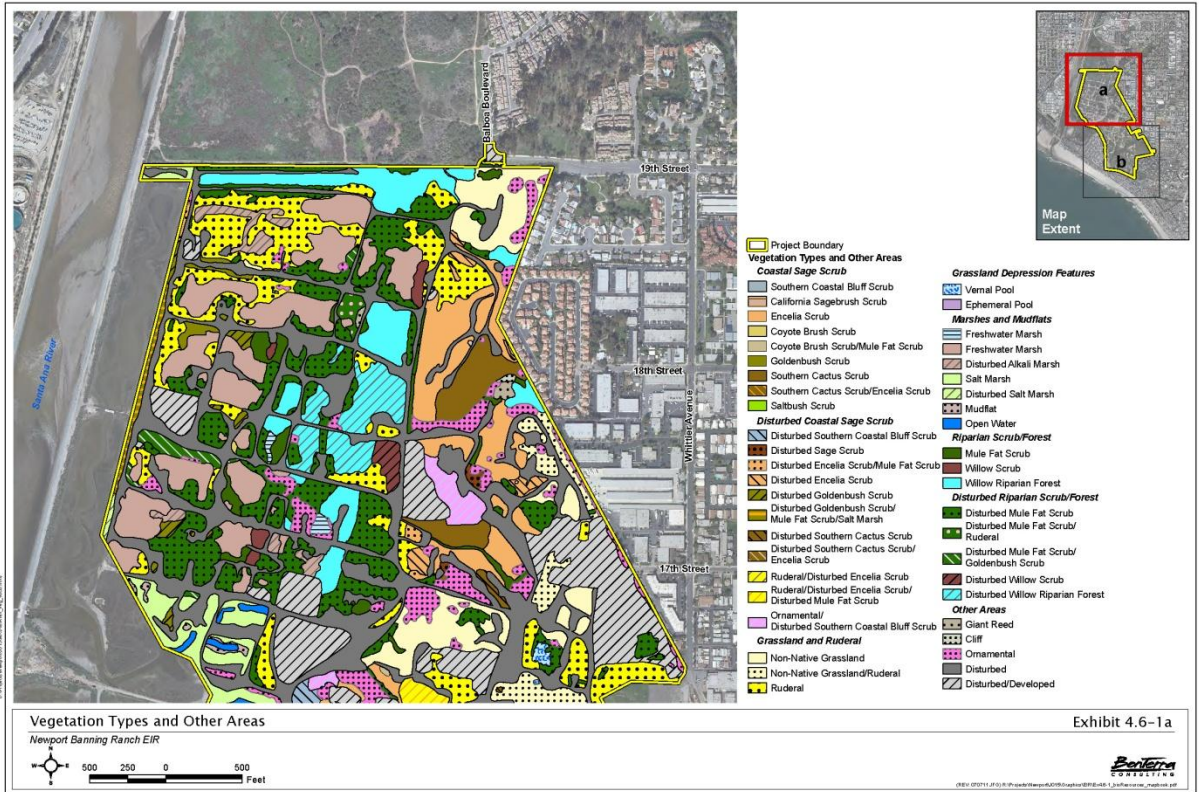
Planning Commission
Public Hearing
March 22, 2012

Newport Banning Ranch

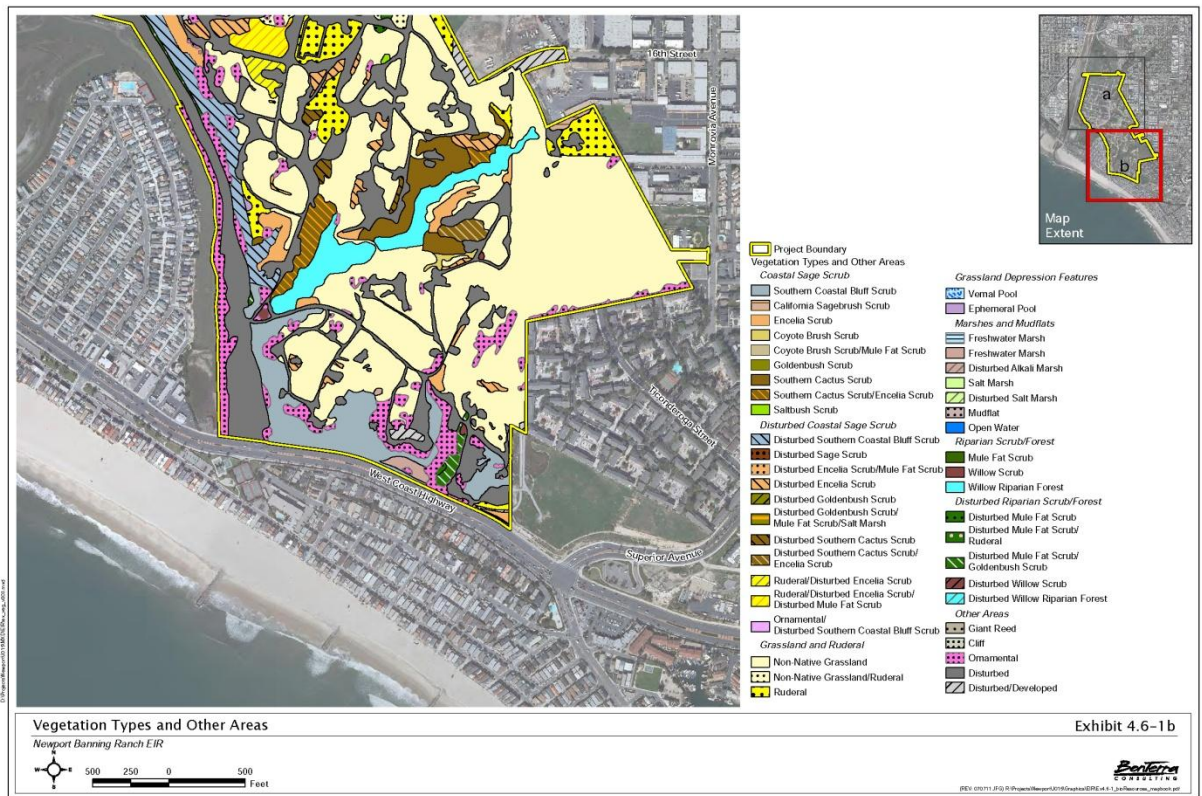
Surrounding Uses



Vegetation Types 1



Vegetation Types 2



Special Status Species Locations
Newport Banning Ranch EIR

Map Extent

Project Boundary

2010 Surveys

- Burrowing Owl

2009 Surveys

- Coastal California Gnatcatcher
- Coastal Cactus Wren
- Least Bell's Vireo
- Burrowing Owl
- San Diego Fairy Shrimp

Southern Tarplant

- Tarplant Location (Area too small to be accurately represented by polygon)
- Tarplant Population

Scale: 0 200 400 Feet

Bartram's

REV: 02/01/2010 9:30pm (Project/Report/0110) Report/0110 Rev 0.2_Spec_Status.pdf

Special Status Species Locations
Newport Banning Ranch EIR

Scale: 0 to 400 Feet

Legend:

- Project Boundary
- 2010 Surveys
 - Burrowing Owl
- 2009 Surveys
 - Coastal California Gnatcatcher
 - Coastal Cactus Wren
 - Least Bell's Vireo
 - Burrowing Owl
 - San Diego Fairy Shrimp
- Southern Tarplant
 - Tarplant Location (Area too small to be accurately represented by polygon)
 - Tarplant Population

Inset Map: Map Extent showing the project area (a) and the larger context (b).

Map Labels: 16th Street, Montecito Avenue, Topographer Street, West Coast Highway.

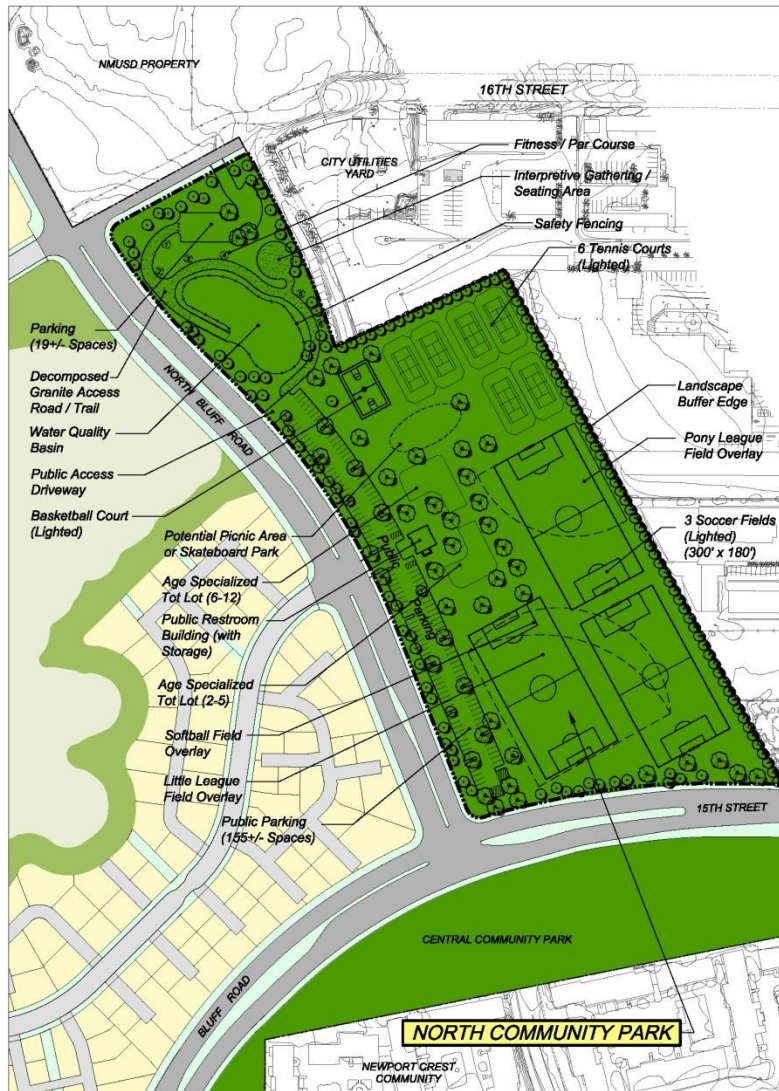
Page Number: Exhibit 4.6-2b

Source: BENTON & BOWLES LLP

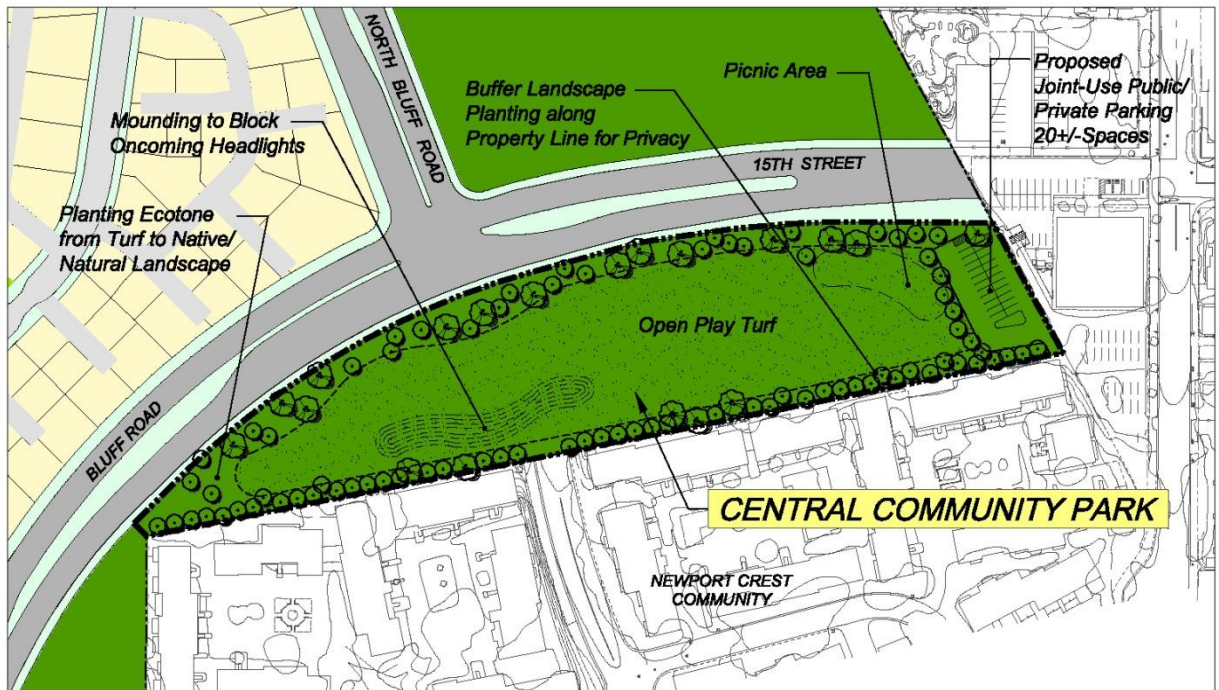
Parklands



North Community Park



Central Community Park



NEWPORT BANNING RANCH

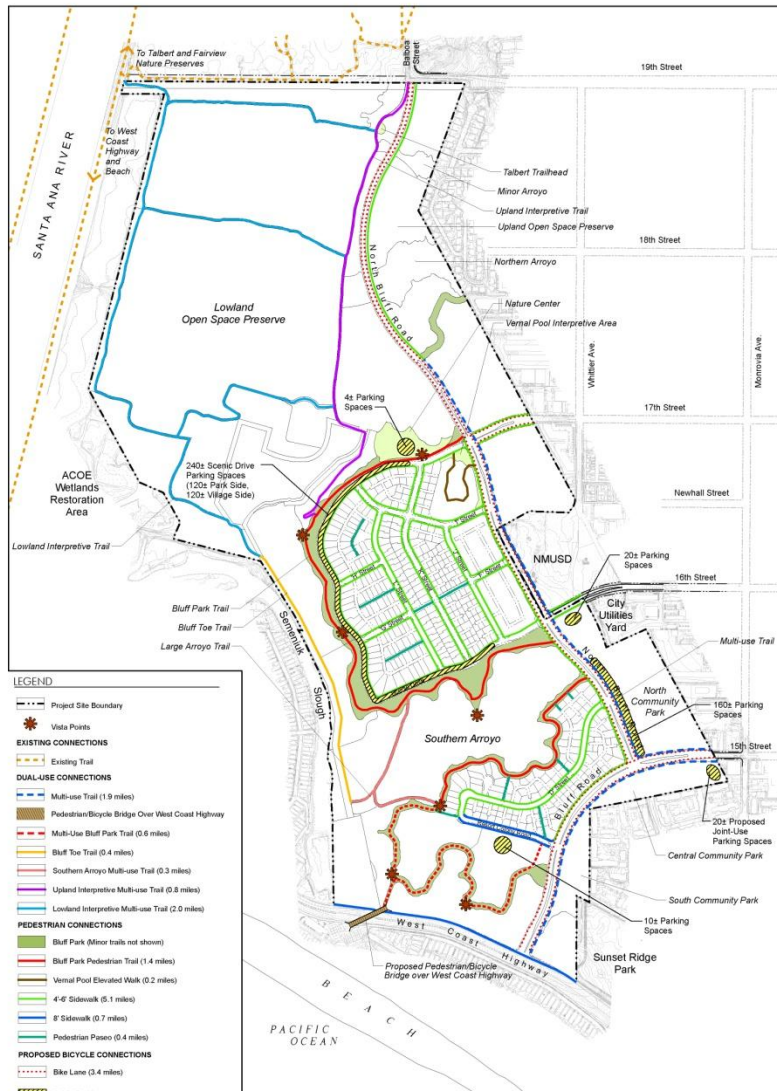
MASTER DEVELOPMENT PLAN
City of Newport Beach - California

Exhibit 3-6b
Central Community Park
Project Development Plan

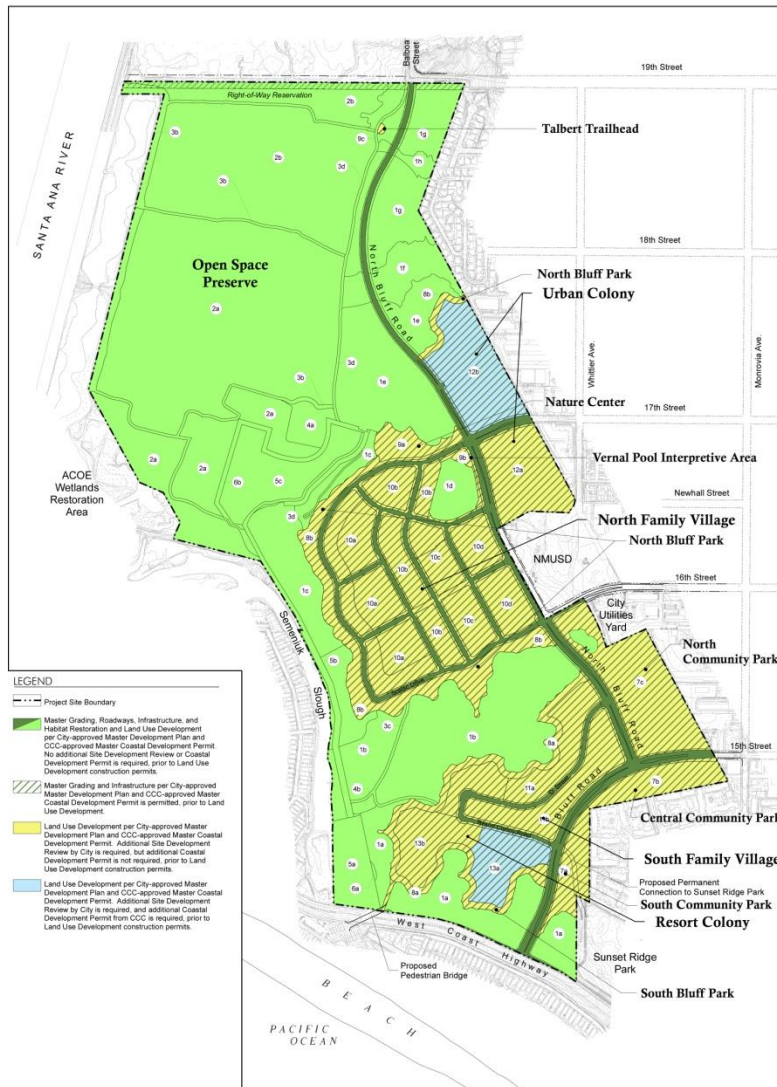
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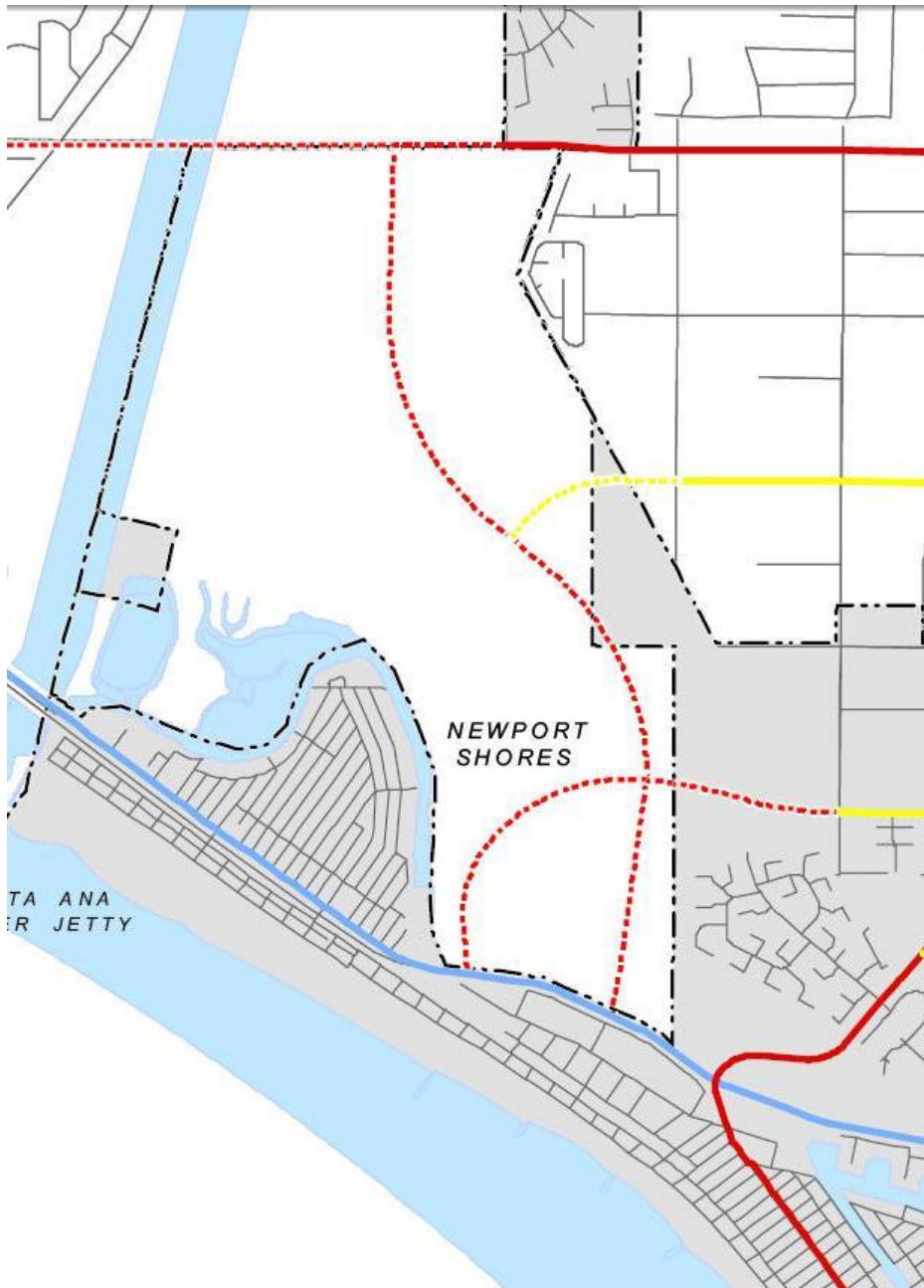
Public Access



Subsequent Approvals



Master Plan of Streets and Highways



MPAH

